176.0	0009	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	645,400	/	645,400
USE VALUE:	645,400	/	645,400
ASSESSED:	645,400	/	645,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		PECK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC CALL DAVID G-MAUREEN W
Owner 2:	
Owner 3:	
Street 1:	30 PECK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,810 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1961, having primarily Wood Shingle Exterior and 1568 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5810.000	228,800	600	416,000	645,400
Total Card	0.133	228,800	600	416,000	645,400
Total Parcel	0.133	228,800	600	416,000	645,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.61 | /Parcel: 411.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 118973
GIS Ref:
GIS Ref:
Insp Date: 08/10/18

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0009-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	228,800	600	5,810.	416,000	645,400	645,400	Year End Roll	12/18/2019
2019	101	FV	188,900	600	5,810.	410,100	599,600	599,600	Year End Roll	1/3/2019
2018	101	FV	188,900	600	5,810.	315,000	504,500	504,500	Year End Roll	12/20/2017
2017	101	FV	188,900	600	5,810.	297,200	486,700	486,700	Year End Roll	1/3/2017
2016	101	FV	188,900	600	5,810.	273,400	462,900	462,900	Year End	1/4/2016
2015	101	FV	177,100	700	5,810.	255,500	433,300	433,300	Year End Roll	12/11/2014
2014	101	FV	177,100	700	5,810.	235,300	413,100	413,100	Year End Roll	12/16/2013
2013	101	FV	177,100	700	5,810.	235,300	413,100	413,100		12/13/2012

!13822!

PRINT

Date	Time
12/11/20	03:43:22

LAST REV

Date	Time
02/05/19	11:35:21
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13822

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12744-199		12/30/1974		38,000	No	No		N

USER DEFINED

Prior Id # 1:	118973
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/10/2018	MEAS&NOTICE	HS	Hanne S
10/25/2008	Meas/Inspect	189	PATRIOT
5/3/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/6/2000	Measured	243	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5810		Sq. Ft.	Site		0	70.	1.02	6									416,009						416,000	

Total AC/HA: 0.13338 | Total SF/SM: 5810 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 416,009 | Spl Credit | Total: 416,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31964278
Const Adj.:	0.99247509
Adj $ / SQ:	137.520
Other Features:	84300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331616
Depreciation:	102801
Depreciated Total:	228815

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

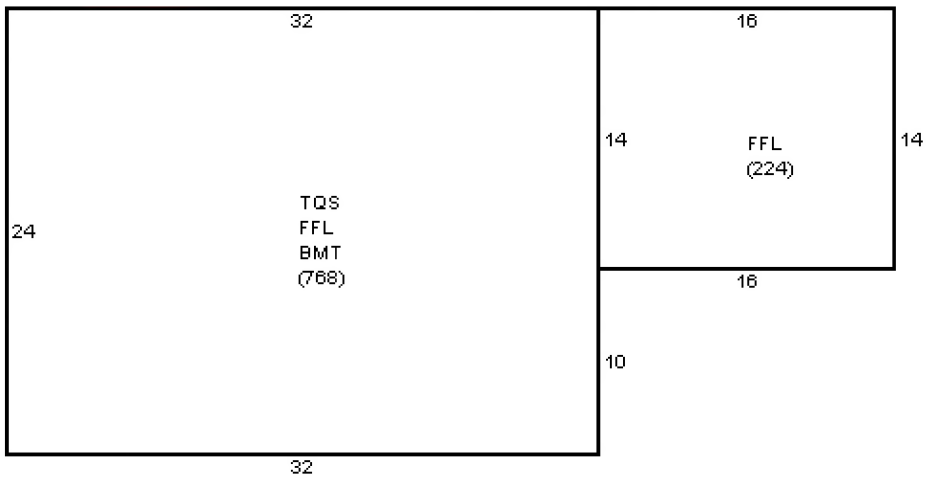
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	137.52
Special Features:	0	Val/Su Net:	97.95
Final Total:	228800	Val/Su SzAd	145.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	992	137.520	136,420
BMT	Basement	768	41.260	31,685
TQS	3/4 Story	576	137.520	79,211
	Net Sketched Area:	2,336	Total:	247,316
Size Ad	1568	Gross Are	2528	FinArea 1568

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0009-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X19	G	AV	1965	5.06	T	40.8	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc